



Kansas City

414 E. 12th Street
Kansas City, MO 64106

Meeting Minutes - Final-Revised

Neighborhood Planning and Development Committee

Chairperson Ryana Parks-Shaw

Vice Chair Eric Bunch

Councilmember Nathan Willett

Councilmember Melissa Patterson Hazley

Tuesday, September 9, 2025

1:30 PM

26th Floor, Council Chamber

Meeting Link: <https://us02web.zoom.us/j/84530222968>

PUBLIC OBSERVANCE OF MEETINGS

Members of the City Council may attend this meeting via videoconference.

Any closed session may be held via teleconference.

The public can observe this meeting at the links provided below.

Applicants and citizens wishing to participate have the option of attending each meeting or they may do so through the videoconference platform ZOOM, using this link:

<https://us02web.zoom.us/j/84530222968>

Public Testimony is Limited to 2 Minutes

Present: Ryana Parks-Shaw, Eric Bunch, Nathan Willett and Melissa Patterson Hazley

FIRST READINGS

250560 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 2 acres generally located at the southeast corner of Northwest Barry Road and Interstate 29 from District AG-R/B3-3 to District B3-3 and approving a development plan to allow for the creation of a car wash. (CD-CPC-2025-00066 & CD-CPC-2025-00070).

Sponsors: Director of City Planning & Development

Held until 9.30.25

Hold on Agenda

250695 Sponsor: Director of Health Department

Accepting and approving a one year \$732,999.00 grant award with the Missouri Department of Health and Senior Services that provides for core public health functions; estimating and appropriating the sum of \$732,999.00 in the Health Grants Fund; designating requisitioning authority; and recognizing this ordinance as having an accelerated effective date.

Sponsors: Director of Health

Sean Ryan, Health Department, presented. This ordinance approves a \$732,999.00 one-year grant from the Missouri Department of Health and Senior Services to support core public health functions as part of a five-year state initiative. Covering June 1, 2025 to May 31, 2026, the grant enables the Kansas City Health Department to deliver essential services that prevent disease, promote healthy families and environments, and protect the region from public health threats. A presentation is on file with the City Clerk's Office.

Adv and Do Pass

Aye: Parks-Shaw, Vice Chair Bunch and Councilmember Willett

Excused: Councilmember Patterson Hazley

250714 Sponsor: Director of City Planning and Development Department

Approving a development plan on about two acres in District B3-3 located at the southeast corner of Northwest Barry Road and Interstate 29 to allow for the creation of a car wash. (CD-CPC-2025-00066).

Sponsors: French

Held until 9.30.25

Hold on Agenda

HELD IN COMMITTEE

250530 Sponsor: Mayor Quinton Lucas

Amending Chapter 88, the Zoning and Development Code, by repealing Section 88-805-04, “Commercial Use Group,” and enacting in lieu thereof a new section of like number and subject matter to establish special use permit requirements and operational standards for used motor vehicle sales lots.

Sponsors: Lucas

Sarah Copeland, City Planning and Development, presented. This ordinance amends Kansas City’s Zoning and Development Code by updating Section 88-805-04 to require special use permits and establish operational standards for used motor vehicle sales lots. The change addresses concerns about neighborhood impacts, consumer protection, and business practices, ensuring these establishments operate responsibly while maintaining economic viability.

250536 Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to the Midtown/Plaza Area Plan on about 0.6 acres generally located at 3809 Roanoke Road by changing the recommended land use from residential low density and mixed use neighborhood to mixed use neighborhood for. (CD-CPC-2025-00055)

Sponsors: Director of City Planning & Development

Held until 9.16.25

Hold on Agenda

250537 Sponsor: Director of City Planning and Development Department

Rezoning an area of about 0.6 acres generally located at 3809 Roanoke Road from Districts B3-2 and R-5 to District B3-3 and approving a development plan to allow for a multi-unit residential building with limited commercial space. (CD-CPC-2025-00054 and CD-CPC-2025-00056)

Sponsors: Director of City Planning & Development

Held until 9.16.25

Hold on Agenda

250598 Sponsor: Director of Housing and Community Development Department

Accepting the recommendation of the Central City Economic Development (CCED) Tax Board to increase funding for two projects in the amount of \$771,680.00; reducing an existing appropriation by \$771,680.00 and appropriating \$771,680.00 from the Unappropriated Fund Balance in the Central City Economic Development; and authorizing the Manager of Procurement Services to execute necessary documents to amend the funding agreements and expend up to \$771,680.00 from the funds appropriated in the Central City Economic Development fund.

Sponsors: Director of Housing and Community Development

Sherise Kirkwood, Economic Development Coalition, presented. This ordinance approves the Central City Economic Development (CCED) Tax Board's recommendation to increase funding by \$771,680 for two development projects-Developing Seeds of Luv (\$210,942) and Essential Families Building (\$560,738). The Manager of Procurement Services is authorized to amend the funding agreements and expend the allocated funds, while the Director of Housing and Community Development is designated as the requisitioning authority. The ordinance also clarifies that the City incurs no financial obligation until a certified purchase order confirms sufficient available funds.

Adv and Do Pass

Aye: Parks-Shaw, Vice Chair Bunch and Councilmember Willett

Excused: Councilmember Patterson Hazley

250637 Sponsor: Director of Neighborhood Services Department

Amending Chapter 48, Code of Ordinances, entitled “Nuisances,” by repealing Section 48-1, Definitions, and Section 48-30, Rank weeds and noxious plants; amending Chapter 56, Code of Ordinances, entitled “Property Maintenance Code,” by repealing Section 56-433, Noxious weeds and enacting new sections of like number and subject matter, and by enacting a new Section 56-116, Excessive growth of vegetation, invasive and noxious plants and poisonous plants to the touch; amending Chapter 34, Code of Ordinances, entitled “Health and Sanitation,” by repealing Article VII, Weeds and noxious plants; and amending Chapter 62, Code of Ordinances, entitled “Solid Waste,” by repealing Article VIII, Nuisances.

Sponsors: Director of Neighborhoods, Bunch and Parks-Shaw

Andy Savastino, Neighborhood Services Department, presented. This ordinance approves updates to the Code of Ordinances to support climate resilience by streamlining vegetation and nuisance regulations. The ordinance repeals outdated provisions and introduces new standards for excessive vegetation, invasive species, and managed natural landscapes. Aligned with the Climate Protection & Resiliency Plan, the changes encourage native plant growth while maintaining property boundaries. A presentation is on file with the City Clerk’s Office.

Adv and Do Pass as Cmte Sub

Aye: Parks-Shaw, Vice Chair Bunch and Councilmember Willett

Excused: Councilmember Patterson Hazley

250639 Sponsor: Councilmember Andrea Bough and Mayor Quinton Lucas

Amending Chapter 88, Zoning and Development Code, by repealing Section 88-120-03, “Uses;” Section 88-120-04, “Lot and Building Standards;” and Section 88-810-395, “Country Club Plaza” and enacting in lieu thereof new sections of like number and subject matter to adjust the area included in the area known as the Country Club Plaza.

Sponsors: Bough, Lucas and Duncan

Ahnna Nanoski, City Planning and Development, presented. This ordinance approves amending the Zoning and Development Code to update regulations for the Country Club Plaza area. The changes include a provision that each lot may contain only one principal building and its customary accessory uses unless otherwise approved. Additionally, the ordinance redefines the official boundaries of the Country Club Plaza to include specific streets on the west, north, east, and south sides, as detailed in a newly adopted boundary map. These updates aim to support thoughtful development and preserve the character of this key regional business district.

Adv and Do Pass as Cmte Sub

Aye: Parks-Shaw, Vice Chair Bunch and Councilmember Willett

Excused: Councilmember Patterson Hazley

250668 Sponsor: Director of City Planning and Development Department

RESOLUTION - Approving an amendment to Shoal Creek Valley Area Plan by changing the recommended land use from mixed use community, residential low density, and residential medium density to residential high density, in an area generally located at the northeast corner of N.E. Shoal Creek Parkway and Maplewoods Parkway. (CD-CPC-2025-00079)

Sponsors: Director of City Planning & Development

Held until 9.16.25

Hold on Agenda

250674 Sponsor: Director of City Planning and Development Department

Rezoning an area of approximately 30 acres generally located at the northeast corner of N.E. Shoal Creek Parkway and Maplewoods Parkway from Districts B3-2 and R-2.5 to District R-2.5 and approving a development plan which also serves as a preliminary plat allowing for 177-unit cottage house development on one lot. (CD-CPC-2025-00077 and CD-CPC-2025-00076)

Sponsors: Director of City Planning & Development

Held until 9.16.25

Hold on Agenda

ADDITIONAL BUSINESS

1. Land Development Division Update
2. There may be general discussion for current Neighborhood Planning and Development Committee issues.
3. Closed Session
 - Pursuant to Section 610.021 subsection 1 of the Revised Statutes of Missouri to discuss legal matters, litigation, or privileged communications with attorneys;
 - Pursuant to Section 610.021 subsection 2 of the Revised Statutes of Missouri to discuss real estate;
 - Pursuant to Section 610.021 subsections 3 and 13 of the Revised Statutes of Missouri to discuss personnel matters;
 - Pursuant to Section 610.021 subsection 9 of the Revised Statutes of Missouri to discuss employee labor negotiations;
 - Pursuant to Section 610.021 subsection 11 of the Revised Statutes of Missouri to discuss specifications for competitive bidding;
 - Pursuant to Section 610.021 subsection 12 of the Revised Statutes of Missouri to discuss sealed bids or proposals; or
 - Pursuant to Section 610.021 subsection 17 of the Revised Statutes of Missouri to discuss confidential or privileged communications with auditors.
4. Those who wish to comment on proposed ordinances can email written testimony to public.testimony@kcmo.org. Comments received will be distributed to the committee and added to the public record by the clerk.

The city provides several ways for residents to watch City Council meetings:

- Livestream on the city's website at www.kcmo.gov
- Livestream on the city's YouTube channel at <https://www.youtube.com/watch?v=3hOublg4fok>
- Watch Channel 2 on your cable system. The channel is available through Time Warner Cable (channel 2 or 98.2), AT&T U-verse (channel 99 then select Kansas City) and Google Fiber on Channel 142.
- To watch archived meetings, visit the City Clerk's website and look in the Video on Demand section: http://kansascity.granicus.com/ViewPublisher.php?view_id=2

The City Clerk's Office now has equipment for the hearing impaired for use with every meeting. To check out the equipment please see the secretary for each committee. Be prepared to leave your Driver's License or State issued Identification Card with the secretary and she will give you the equipment. Upon returning the equipment your license will be returned.

Adjournment